

## M E M O

March 11, 2008

**To:** MTC Minority Advisory Committee

**FR:** Marisa Cravens, Regional Planner

**RE: Development without Displacement – Grants Available to PDAs**

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### Background

Recognizing that transit-oriented development has the potential to revitalize and remake communities, and that displacement and fears of the loss of home, work, and community are a concern for many residents, ABAG is launching a 12-month program called "Development without Displacement." The purpose is to increase regional and local understanding of an array of development-related displacement issues connected to gentrification and rising property values in transit areas. This program is designed to compliment the multi-agency FOCUS program. We will be exploring ways to maximize the benefits of new development for existing residents and reduce the loss of affordable homes and workspaces. This spring, two grants will be available to Priority Development Areas (PDAs) to engage low-income residents in their planning efforts. ABAG staff is seeking input from the Minority Citizens Advisory Committee on the structure and scope of the program.

PolicyLink and the Center for Community Innovation (CCI) at UC-Berkeley are consultants for this project. PolicyLink will create an *Equitable Development in TOD Toolkit*, which will be tailored to Bay Area cities. The toolkit will include a menu of policies and programs, as well as examples from other cities. Tools will include affordable housing, economic development, and civic engagement strategies. CCI and ABAG will be doing some mapping and analysis of Bay Area communities where there is potential for low-income residents to face displacement as a result of transit investments and new development.

Using these resources as a springboard, ABAG will then offer two local grants of \$20,000 to \$60,000 for FOCUS Priority Development Area (PDA) communities to identify their own displacement concerns. Using the toolkit or their own strategies, the grant will provide funding for a city and community group to work jointly to adopt policies to help ensure that low-income residents benefit from neighborhood change. This effort would ideally accompany a larger effort, such as a Station Area Planning process, where cities are planning for substantial amounts of new housing near transit. ABAG, PolicyLink, and CCI staff will all be available to assist with this process and its implementation.

Because we want the grant to fund broad community participation, help city staff to understand equitable development, and yield an acceptable city strategy, ABAG intends to ask community-based organizations and cities to apply jointly for the funds. Cities and CBOs would then decide how to share the funds and administer the project. We expect the grant application to be available in mid-April 2008.

Questions for the MTC Minority Citizens' Advisory Committee

ABAG staff is seeking input from MCAC members on several subjects.

- What do MCAC members consider to be the most pressing concerns related to affordability, engaging the public, creating benefits for existing residents, limiting displacement, and other equity issues in PDA communities?
- Do PDA community members perceive new development as threatening to their homes or jobs?
- Are there successful examples of development that improved public health, reduced crime or otherwise contributed to neighborhood stability?
- Are there specific localities or jurisdictions that staff should outreach to for this project?
- How can a planning grant application be tailored to help city staff plan for development without displacement of existing communities?